



Local Government for Langton Green, Speldhurst, Ashurst and Old Groombridge

**Minutes of a Planning Committee Meeting held in the Parish Council Office,
Langton Green Recreation Ground on Thursday 5th January 2012 at 7.30pm**

MEMBERS PRESENT: Cllrs Mrs Podbury (Chairman), Brown, Langridge and Milner

OFFICER PRESENT: Mrs Meirion Flemington – Assistant Clerk

MEMBERS OF THE PUBLIC PRESENT: Cllr Parker attended as a member of the public

1. **Apologies and Reasons for Absence:** Cllr Mrs Hull (prior engagement) and Cllr Woodward (prior engagement)
2. **Declarations of Interest:** Cllr Langridge – TW/11/03721 – personal – the applicant is known to him
3. **Declarations of Lobbying:** There were none.
4. **The Minutes of 13th December 2011** were signed as a correct record.
5. **Matters Arising:**
Neighbourhood Planning: Cllr Woodward is keeping a watching brief.
6. **Planning applications for discussion and decision – unless otherwise stated all decisions are unanimously agreed:**

Members of the public are invited to make representations to the Committee on any application on the Agenda.

It was **AGREED** that **TW/11/03770** be discussed as the first planning application.

The member of the public present spoke and made the following comments in respect of application TW/11/03770/HOUSE/SF1:

- The proposal is extremely close to the boundary with 42 Farnham Lane
- There is more timber cladding proposed than on other properties in the vicinity

TW/11/03770/HOUSE/SF1

Location: 44 Farnham Lane, Langton Green, Royal Tunbridge Wells

Proposal: Extension including the demolition and rebuilding of garage with a bedroom over and en-suite bathroom and additional shower room

Decision: Recommend refusal

Comments: The main concern expressed is at the extremely close proximity of the proposal to the boundary with 42 Farnham Lane. Concern is also expressed over the amount of timber cladding proposed particularly on the side elevation which is currently brickwork.

TW/11/03567/HOUSE/NR2

Location: The Coach House, Third Street, Langton Green, Royal Tunbridge Wells

Proposal: Conversion of existing garage to study area and extension of front porch

Decision: Recommend refusal

Comments: Concern that the application is inaccurate and incomplete as the description on the application includes no reference to major changes to levels, decking and alterations to dining room outer walls and windows. These are only mentioned in the design and access statement from the Architect. There is also concern at the reasons for raising the height and lowering the floor level of the proposed study and the impact this would have on the neighbouring property.

TW/11/03638/HOUSE/EA

Location: Northfield House, Speldhurst Road, Langton Green, Royal Tunbridge Wells

Proposal: Two-storey side extension; removal of cedar shingle cladding and replacement with painted render and timber weatherboarding; refurbishment of garage with home office extension

Decision: Remain neutral – leave to Planning Officer

Comments: Speldhurst Parish Council strongly recommend that TWBC only agree to a subdued render colour. If TWBC are minded to grant consent SPC ask that there be a non-severance condition applied.

TW/11/03711

Location: Daisy Cottage, Speldhurst Road, Langton Green, Royal Tunbridge Wells

Proposal: Conservatory at rear

Decision: Remain neutral – leave to Planning Officer

TW/11/03718

Location: 18 Northfields, Speldhurst, Tunbridge Wells

Proposal: Construction of single-storey bungalow and car parking space to rear garden of Nos. 16 and 18, together with providing two car parking spaces to No. 18 (Planning permission TW/11/01580 refers) – Non-compliance with Condition 2 – revised plans

Decision: Remain neutral – leave to Planning Officer

TW/11/03721/HOUSE

Location: 3 Colbran Way, Royal Tunbridge Wells

Proposal: Conservatory to rear elevation

Decision: Remain neutral – leave to Planning Officer

TW/11/03788

Location: 65 The Boundary, Langton Green, Royal Tunbridge Wells

Proposal: Conversion of part garage to living accommodation with new window to front (west) elevation and roof light to rear (east) elevation

It was **AGREED** to defer this application until the next Planning Committee meeting as all the information was not available.

7. Items for Information:

Cllr Langridge reported that he attended the Western Area Planning Committee meeting on 4th January and that the application for building a new house on the land at the rear of Dashpers, Stonewall Park Road, Langton Green had been refused despite the Planning Officer recommending approval.

Cllr Langridge raised two issues regarding Homewod Road, Langton Green; the trees planted on the verge outside Lime Tree Lodge and flooding believed not to be helped by the wall at The Nook.

Cllr Langridge asked if SPC can write to TWBC regarding the problems with the public access planning website. **The Clerk to email TWBC.**

Cllr Brown raised the issue of parking at little Court Nursing Home and a decision made in 2009 and was concerned that his views at the time had not been taken into account adequately.

Date for the next meeting – to be arranged.

There being no further business the meeting closed at 8.50pm.

Chairman